

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION
OF TATUM BOULEVARD AND THUNDERBIRD ROAD
ELEVATION = 1408.60
(CITY OF PHOENIX DATUM)

BASIS OF BEARINGS

MONUMENT LINE OF TATUM BOULEVARD BEING
NORTH 00°02'55" EAST

NET AREA

44,555 SQUARE FEET OR 1.0228 ACRES

HUNTERS VILLAGE
BK. 194 OF MAPS, PG. 25, M.C.R.

FLOOD ZONE

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD
INSURANCE RATE MAP NUMBER 0400510055 C, DATED JUNE 1st, 1984.
THIS SITE IS IN ZONE B, DEFINED AS AREAS BETWEEN LIMITS OF THE
100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO
100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR
WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE
MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

RESULTS OF A.L.T.A. SURVEY

OF

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA & SALT
RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE EAST
LINE OF SAID SECTION 7, ALSO BEING THE CENTERLINE OF TATUM BLVD., NORTH 00
DEGREES 02 MINUTES 55 SECONDS EAST A DISTANCE OF 662.10 FEET TO THE SOUTHEAST
CORNER OF HUNTER'S VILLAGE, AS RECORDED AT BOOK 194 OF MAPS, PAGE 25, RECORDS
OF MARICOPA COUNTY, ARIZONA; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION
NORTH 88 DEGREES 58 MINUTES 00 SECONDS WEST A DISTANCE OF 33.01 FEET TO THE
TRUE POINT OF BEGINNING; THENCE ALONG THE WEST 33 FOOT RIGHT-OF-WAY LINE OF
SAID TATUM BLVD., SOUTH 00 DEGREES 02 MINUTES 55 SECONDS WEST, A DISTANCE OF
200.70 FEET; THENCE ALONG THE CENTERLINE OF PROPOSED LUDLOW DRIVE (NOW KNOWN AS
FRIESS DRIVE), NORTH 89 DEGREES 57 MINUTES 05 SECONDS WEST A DISTANCE OF 22.00
FEET TO A POINT OF CURVATURE; THENCE 99.48 FEET ALONG THE ARC OF A TANGENTIAL
CURVE, CONCAVE TO THE NORTH WITH A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 14
DEGREES 15 MINUTES 00 SECONDS AND A LONG CHORD BEARING NORTH 82 DEGREES 49
MINUTES 35 SECONDS WEST A DISTANCE OF 99.23 FEET; THENCE ALONG SAID CENTERLINE
NORTH 75 DEGREES 42 MINUTES 05 SECONDS WEST A DISTANCE OF 160.20 FEET TO A
POINT OF CURVATURE; THENCE 40.29 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE
SOUTH, WITH A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 07 MINUTES
21 SECONDS AND A LONG CHORD BEARING NORTH 77 DEGREES 45 MINUTES 46 SECONDS WEST
A DISTANCE OF 40.28 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID SECTION 7,
NORTH 00 DEGREES 02 MINUTES 55 SECONDS EAST A DISTANCE OF 25.38 FEET, TO A
POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PROPOSED LUDLOW DRIVE; THENCE
CONTINUING NORTH 00 DEGREES 02 MINUTES 55 SECONDS EAST A DISTANCE OF 120.49
FEET TO A POINT ON THE SOUTH LINE OF HUNTER'S VILLAGE SUBDIVISION; THENCE ALONG
THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 88 DEGREES 58 MINUTES 00 SECONDS EAST
A DISTANCE OF 293.15 FEET TO THE WEST 55.00 FOOT RIGHT-OF-WAY LINE OF SAID
TATUM BLVD.; THENCE CONTINUING SOUTH 88 DEGREES 58 MINUTES 00 SECONDS EAST A
DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREES
02 MINUTES 55 SECONDS EAST, A DISTANCE OF 461.97 FEET ALONG THE EAST LINE OF
SECTION 7; THENCE NORTH 89 DEGREES 57 MINUTES 05 SECONDS WEST, A DISTANCE OF
33.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES
57 MINUTES 05 SECONDS WEST, A DISTANCE OF 22.00 FEET; THENCE 99.48 FEET ALONG A
CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 400.00 FEET, A CENTRAL ANGLE
OF 14 DEGREES 15 MINUTES 00 SECONDS, AND A LONG CHORD BEARING NORTH 82 DEGREES
49 MINUTES 35 SECONDS WEST 99.23 FEET; THENCE NORTH 75 DEGREES 42 MINUTES 05
SECONDS WEST, A DISTANCE OF 160.20 FEET; THENCE 40.29 FEET ALONG A CURVE
CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 04
DEGREES 07 MINUTES 21 SECONDS, AND A LONG CHORD BEARING NORTH 77 DEGREES 45
MINUTES 46 SECONDS WEST 40.28 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 55
SECONDS EAST, A DISTANCE OF 25.38 FEET TO A POINT ON A NON-TANGENTIAL CURVE
CONCAVE TO THE SOUTHWEST FROM WHICH A RADIAL LINE BEARS SOUTH 09 DEGREES 44
MINUTES 20 SECONDS WEST 585.00 FEET TO THE RADIUS POINT; THENCE 46.55 FEET
ALONG A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 585.00 FEET, A CENTRAL
ANGLE OF 04 DEGREES 33 MINUTES 35 SECONDS AND A LONG CHORD BEARING SOUTH 77
DEGREES 58 MINUTES 52 SECONDS EAST A DISTANCE OF 46.54 FEET; THENCE SOUTH 75
DEGREES 42 MINUTES 05 SECONDS EAST, A DISTANCE OF 160.20 FEET; THENCE SOUTH 88
DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 375.00 FEET, A
CENTRAL ANGLE OF 12 DEGREES 21 MINUTES 20 SECONDS AND A LONG CHORD BEARING
SOUTH 81 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF 80.71 FEET; THENCE
19.25 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 12.00 FEET,
A CENTRAL ANGLE OF 91 DEGREES 53 MINUTES 40 SECONDS AND A LONG CHORD BEARING
NORTH 45 DEGREES 59 MINUTES 45 SECONDS EAST, A DISTANCE OF 17.25 FEET, TO A
POINT BEING 55.00 FEET WESTERLY OF THE EAST LINE OF SECTION 7; THENCE NORTH 00
DEGREES 02 MINUTES 55 SECONDS EAST, A DISTANCE OF 163.88 FEET ALONG A LINE
55.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7; THENCE SOUTH 88
DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.00 FEET TO A POINT BEING
33.00 FEET WEST OF THE EAST LINE OF SECTION 7; THENCE SOUTH 00 DEGREES 02
MINUTES 55 SECONDS WEST, A DISTANCE OF 200.70 FEET ALONG A LINE BEING 33.00
FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7 TO THE TRUE POINT OF
BEGINNING.

REFERENCE

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA,
COMMITMENT FOR TITLE INSURANCE ORDER NO.
87050564-U3, DATED JULY 10, 1987.

CERTIFICATION

"I, KYLE H. BROCK, HEREBY CERTIFY THAT TO THE BEST OF MY
KNOWLEDGE AND BELIEF THAT THIS MAP OF SURVEY CORRECTLY SHOWS THE
LOCATIONS OF ALL BUILDINGS SITUATED ON THE ABOVE PREMISES; AND
THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS
OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF
WAY. NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES,
SIDE LOTS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER
IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS,
STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES."

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RESULTS OF A.L.T.A. SURVEY

CHILDRENS WORLD AT
TATUM BLVD. & FRIESS DR.

Design --

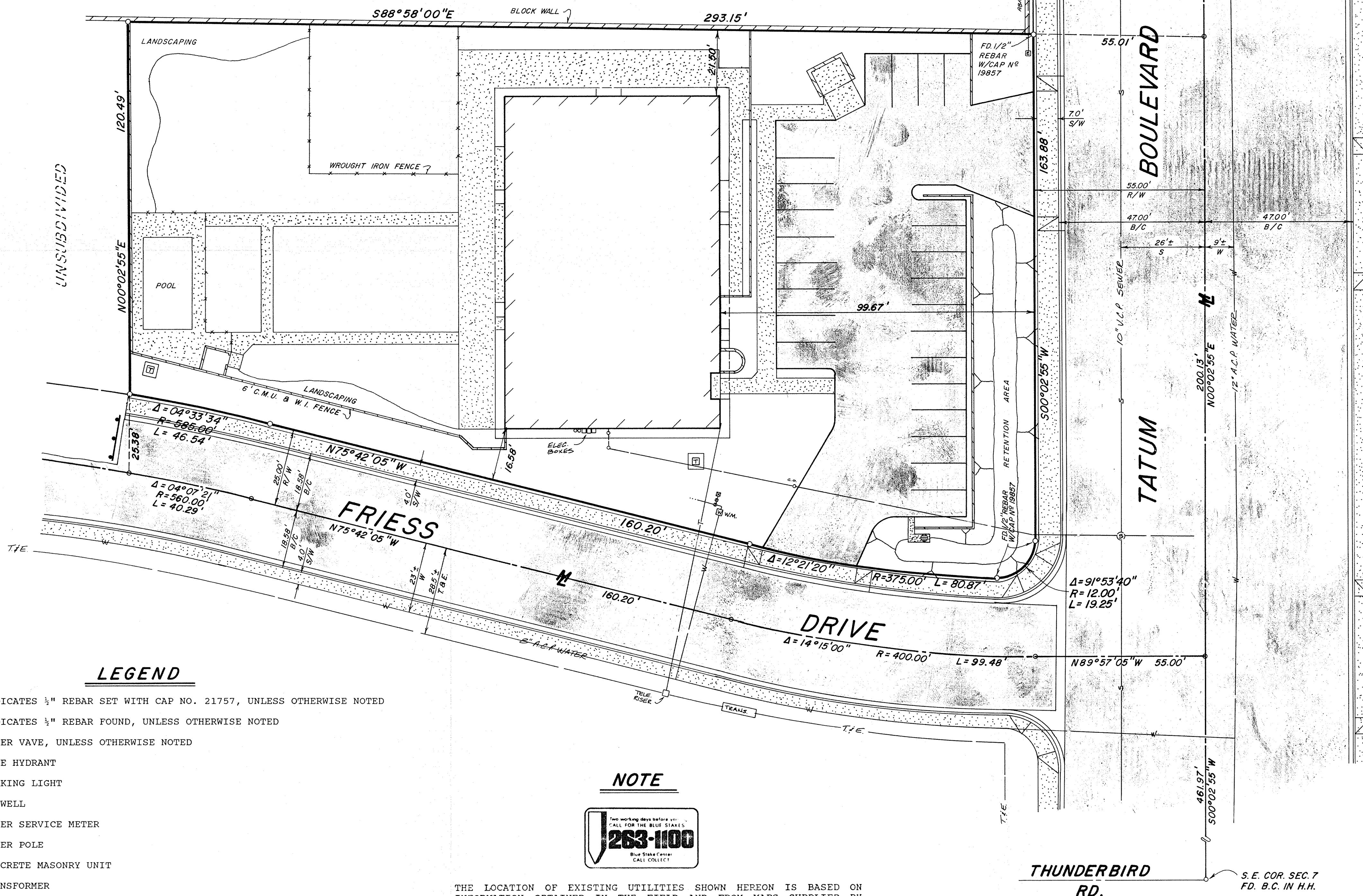
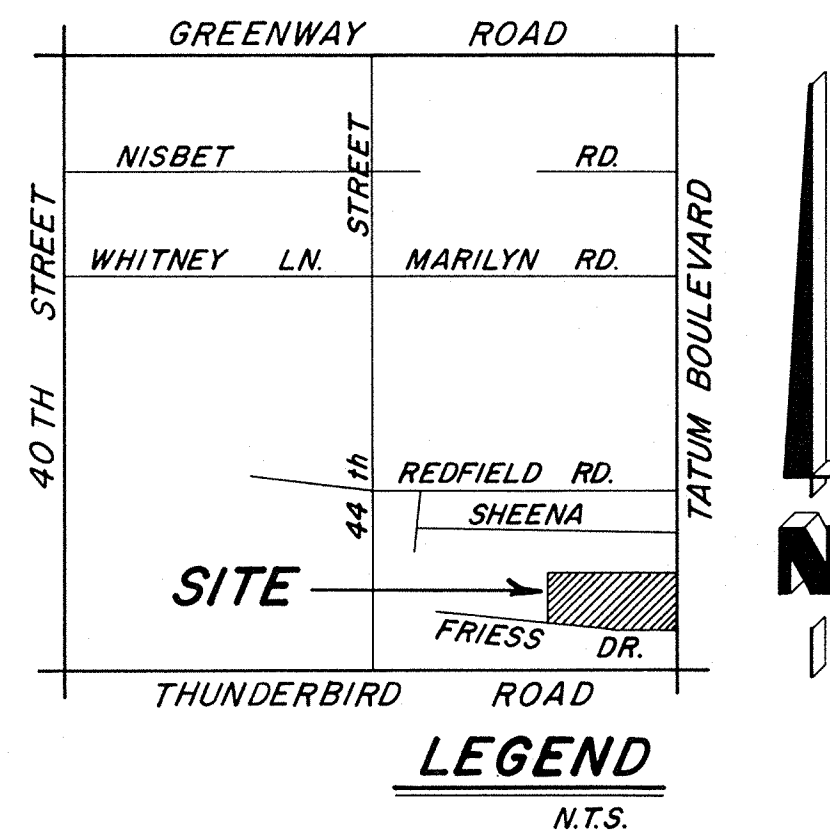
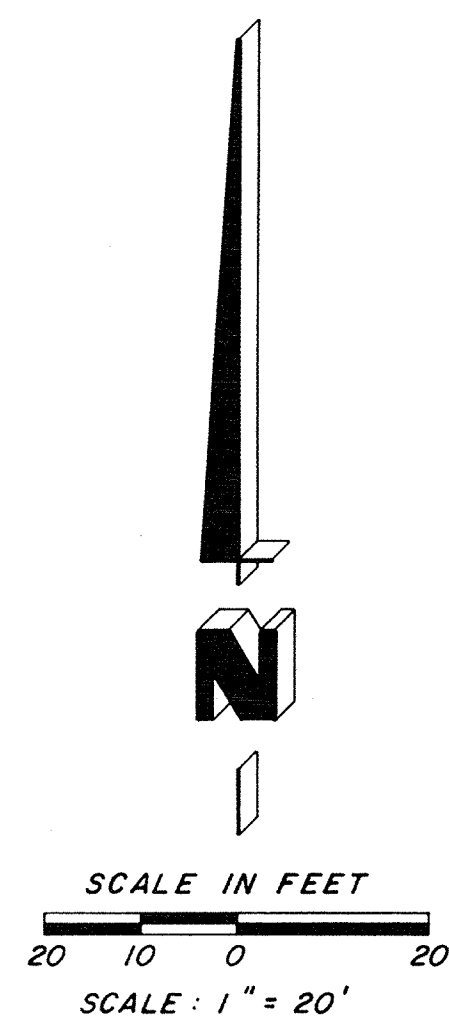
Drn. B.H. Ck'd. K.B.

Scale 1" = 20'

Date 11-9-88

Job No. 2239-A

Sheet 1 of 1



LEGEND

- INDICATES 1/2" REBAR SET WITH CAP NO. 21757, UNLESS OTHERWISE NOTED
- INDICATES 1/2" REBAR FOUND, UNLESS OTHERWISE NOTED
- WATER WAVE, UNLESS OTHERWISE NOTED
- FIRE HYDRANT
- PARKING LIGHT
- DRYWELL
- WATER SERVICE METER
- POWER POLE
- CONCRETE MASONRY UNIT
- TRANSFORMER
- AUTOMATIC SPRINKLER VALVE
- EXISTING PAVEMENT

NOTE

THE LOCATION OF EXISTING UTILITIES SHOWN HEREON IS BASED ON
INFORMATION OBTAINED IN THE FIELD AND FROM MAPS SUPPLIED BY
VARIOUS UTILITY COMPANIES. LYON ENGINEERING, INC. ASSUMES NO
RESPONSIBILITY FOR EXISTING UTILITIES NOT SHOWN HEREON.